

PLANNING & ZONING COMMISSION

**City Council Chambers
800 Game Farm Road, Yorkville, IL
Wednesday, January 8, 2020 7:00pm**

Meeting Called to Order

Chairman Jeff Olson called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call:

Rusty Hyett-yes, Greg Millen-yes, Jeff Olson-yes, Richard Vinyard-yes, Danny Williams-yes

Absent: Deborah Horaz, Don Marcum

City Staff

Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner

Other Guests

Christine Vitosh, Vitosh Reporting Service
Lynn Dubajic, City Consultant
Eric Peterman, GRNE
Katie Finlon-Kendall County Record
Beth & Gint Brakauskas, Blackberry Wds.
Brian Werner, CECCO/Wrigley
Mary Snyder, Blackberry Woods

Dan Kramer, Attorney
Jim Smiley, Kendall County
Mr. Chris Childress, Kendall County
Rick Murphy, Lennar Homes
Michael Olszewski, Blackberry Wds.
John Kehoe, Mars Wrigley
Marianne Tomse, Blackberry Woods

Previous Meeting Minutes November 13, 2019

The minutes were approved as presented on a motion and second by Commissioners Vinyard and Williams, respectively.

Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0.

Citizen's Comments None

Public Hearings

Chairman Olson explained the procedure for the Hearings and swore in those who would speak. At approximately 7:03pm a motion was made and seconded by Mr. Vinyard and Mr. Williams, respectively, to open the Hearings.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes. Carried 5-0.

Chairman Olson read each of the Public Hearings as follows:

1. **PZC 2019-28** The United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to Chapter 3: General Zoning Provisions of the

United City of Yorkville Zoning Ordinance regarding mobile food and retail vendor vehicles. The amendment proposes to eliminate the required business registration of the vendor and vehicle for food and retail trucks conducting business on private property.

2. **PZC 2019-29** GRNE Solar, Eric Peterman on behalf of Kendall County, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a solar farm with more than one freestanding solar energy system on approximately 7.4 acres of land consisting of roughly 6,400 solar modules. The real property, zoned in the O Office District, is located at the southeast corner of John Street and Beecher Road at the Kendall County Government Campus in Yorkville, Illinois.
3. **PZC 2019-30** Cal Atlantic Group, Inc. (A fully owned subsidiary of Lennar Homes), petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting amendment to the Raintree Village Planned Unit Development Agreement to reduce the minimum side yard setback for Lots 264-282 from ten feet (10') to six feet (6') for new construction townhomes within the Raintree Village development. The real property is generally located east of IL Route 47, south of IL Route 71, immediately west of IL Route 126 in Yorkville, Illinois.
4. **PZC 2019-31** Brian Werner of Continental Electric representing Wrigley Manufacturing, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval to install and operate a freestanding solar energy system and freestanding wind energy system at 2800 N. Bridge Street. The real property, zoned in the M-1 Limited Manufacturing District, is located on the east side of US Route 47 south of the Burlington Northern & Santa Fe railway and north of Cannonball Trail. The petitioner is requesting for a single stationary solar panel and single vertical wind turbine to be located near the front of the property to power an illuminated sign.

(See Court Reporter Transcripts)

(Petitioner's Responses to #2, GRNE Solar and #4 Wrigley, shall be added to record)

The Hearings were closed at approximately 7:32pm on a motion by Mr. Vinyard and second by Mr. Williams.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes. Carried 5-0.

Unfinished Business None

New Business

1. **PZC 2019-28 Text Amendment** (See full description under Public Hearings) Chairman Olson commented that he didn't feel fingerprinting was necessary for food vendors.

Action Item:

Text Amendment

There was no discussion and a motion to approve was made and seconded by Commissioners Vinyard and Williams, respectively. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for a text amendment to Section 10-3-14: Mobile Food Vendor Vehicles and Retail Vendor Vehicles of the United City of Yorkville Zoning Ordinance to remove the requirement for a Certificate of Registration, as recommended in a staff memo dated January 2, 2020.

Roll call: Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes, Millen-yes. Carried 5-0.

2. PZC 2019-29 GRNE Solar (See full description under Public Hearings)

Mr. Engberg said the only changes that will be made are changing the fencing material to treated pine and to modify the landscaping on the west side. The maintenance of the fence was discussed and it was noted the wood is much less expensive than vinyl. The City will conduct windshield inspections twice a year. Cameras will be mounted inside the site per a request from the Kendall County Sheriff. Mr. Olson disagreed with bushes on the west since they will be small and said the west boundary landscaping should be consistent with the other sides. Mr. Engberg added the staff supported the landscaping changes since the neighbor to the west has approved that plan. Mr. Engberg summarized the required conditions including EEI comments. The County will hold a bond for the decommissioning of the property if necessary.

Action Item:

Special Use

The Commissioners agreed on the fencing material and the revised landscaping. A motion was made by Mr. Vinyard and seconded by Mr. Williams to approve the GRNE special use permit. Attorney Kramer asked to revise the date on the landscaping plan. There was brief discussion of the wood fencing and the potential penalty if the fence is not maintained. Mr. Williams suggested the wood should also be pressure-treated.

Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system, or solar farm, on a O Office District zoned property located at the southwest corner of the Kendall County Government Center subject to staff recommendations in a memo dated December 31, 2019 and further subject to the revised landscaping design dated 1-8-20 including wooden fence constructed minimally of pressure-treated materials.

Roll call: Vinyard-yes, Williams-yes, Hyett-yes, Millen-yes, Olson-yes. Carried 5-0.

3. PZC 2019-30 CalAtlantic (See full description under Public Hearings)

Ms. Noble noted there are two motions associated with this petition. The first is the PUD request for a sideyard setback from 10 feet to 6 feet. The builder is offering duplexes and trends are now showing that a one-story ranch is more popular. The ranch is a wider product and results in a reduced sideyard. The staff supports the setback request based on other such requests in the City.

Chairman Olson expressed some concern for the reduced setbacks. Ms. Noble said there were some incentives granted to take over this project. The builder front-funded a park and fees were paid for infrastructure. There was significant revenue brought to the City with this development. Fire suppression systems were also discussed in view of the reduced setbacks. It was requested to not have any flammable plant material such as mulch on the outside. Mr. Vinyard questioned the distance between the units and said that modern materials burn faster and hotter. Lennar rep Rick Murphy said the duplex units will have sprinklers.

The second request for this petition is approval of the final plat.

Action Item:

PUD Amendment for Setbacks

A motion was made and seconded by Commissioners Vinyard and Williams, respectively, to approve the PUD Amendment. Mr. Vinyard read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and the standards for PUD approval and amendment, the Planning and Zoning Commission recommends approval to the City Council a reduction in side yard setback from ten (10) feet to six (6) feet for lots 262-284 in Unit 4 of the Raintree Village subdivision, as presented by the Petitioner Exhibit F Side Yard Setback.

Roll call: Williams-yes, Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes. Carried 5-0.

Action Item:

Final Plat

Commissioners Vinyard and Williams moved and seconded, respectively, to approve the Final Plat for Raintree Village. Mr. Vinyard read the motion as follows: In consideration of the proposed Final Plat of Raintree Village, Unit Four 1st Resubdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by Mackie Consultant, LLC dated last revised 11-11-19, subject to review comments provided by the City Engineer, EEI, Inc. dated November 13, 2019.

Roll call: Hyett-yes, Millen-yes, Olson-yes, Vinyard-yes, Williams-yes. Carried 5-0.

4. PZC 2019-31 Wrigley Manufacturing (See full description under Public Hearings)

Mr. Engberg reviewed the staff conditions being recommended for the special use and said that both the wind turbine and solar panel meet the setback and location requirements. The height 11 feet 4 inches is a condition of the special use.

The advertising on the blades is technically not allowed under city code, however, Mr. Engberg noted that the Economic Development Committee was in favor of keeping the advertising since it was unique. This is being requested as part of the special use. Ms. Noble said if the Commission votes to approve, the code will need to be amended to allow other businesses the same opportunity. Commissioners said they were in favor of this type of signage and Mr. Williams stated this may open up future expansion for Mars.

Mr. Engberg also listed the four staff recommendations and Chairman Olson read the special use standards.

Action Item:

Special Use

Mr. Williams moved to approve the petition for special use permit and Mr. Vinyard seconded. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on January 8, 2020 and discussion of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council a request for Special Use authorization to construct a freestanding solar energy system and wind turbine, on a M-1 Limited Manufacturing zoned property located at the entrance to the Wrigley Manufacturing Center on the east side of US Route 47, subject to staff recommendations in a memo dated December 31, 2019.

Roll call: Millen-yes, Olson-yes, Vinyard-yes, Williams-yes, Hyett-yes. Carried 5-0.

Additional Business

Mr. Engberg noted City Council approval of a recent Text Amendment and Final Plat.

Adjournment

There was no further business and the meeting was adjourned at 8:18pm on a voice vote.

Respectfully submitted by Marlys Young, Minute Taker

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

800 Game Farm Road
Yorkville, Illinois

Wednesday, January 8, 2020
7:00 p.m.

1 PRESENT:

2 Mr. Jeff Olson, Chairman,

3 Mr. Richard Vinyard,

4 Mr. Danny Williams,

5 Mr. Rusty Hyett,

6 Mr. Greg Millen.

7
8 ALSO PRESENT:

9 Ms. Krysti Barksdale-Noble, Community

10 Development Director;

11 Mr. Jason Engberg, Senior Planner;

12 Ms. Marlys Young, Minute Taker.

13 - - - - -

1 (WHEREUPON, the following
2 proceedings were in
3 public hearing:)

4 CHAIRMAN OLSON: There are four public
5 hearings scheduled for tonight's Planning and
6 Zoning Commission meeting.

7 The purpose of this hearing is to
8 invite testimony from members of the public
9 regarding the proposed requests that are being
10 considered before the Commission tonight.

11 Public testimony from persons
12 present who wish to speak may be for or may be
13 against the request, or to ask questions of the
14 petitioner regarding the request being heard.

15 Those persons wishing to testify
16 tonight or ask questions are asked to speak
17 clearly, one at a time, state your name, who you
18 represent. You are also asked to sign in at the
19 podium.

20 If you plan to speak during
21 tonight's public hearing as a petitioner or as a
22 member of the public and if you would like to ask
23 questions, I would like you to as well, please
24 stand now, raise your right hand, repeat after

1 me.

2 (Witnesses duly sworn.)

3 CHAIRMAN OLSON: The order for receiving
4 testimony during the public hearing tonight is as
5 follows: First, the petitioner will do their
6 presentation; following that we will then have
7 all those who wish to speak in favor of the
8 request; following them, we will then have
9 everybody who wants to speak against the
10 request.

11 With that said, may I have a motion,
12 please, to open the public hearing on petition
13 number PZC 2019-28, text amendment to Chapter 3,
14 General Zoning Provisions; PZC 2019-29, GRNE
15 Solar, Special Use Permit; PZC 2019-30,
16 CalAtlantic Group, Minimum Yard Setback revision;
17 and PZC 2019-31, Continental Electric,
18 representing Wrigley Manufacturing, Special Use
19 Permit.

20 MR. VINYARD: So moved.

21 MR. WILLIAMS: Second.

22 CHAIRMAN OLSON: Roll call vote on the
23 motion, please.

24 MS. YOUNG: Yes. Millen.

1 MR. MILLEN: Yes.

2 MS. YOUNG: Olson.

3 CHAIRMAN OLSON: Yes.

4 MS. YOUNG: Vinyard.

5 MR. VINYARD: Yes.

6 MS. YOUNG: Williams.

7 MR. WILLIAMS: Yes.

8 MS. YOUNG: And Hyett.

9 MR. HYETT: Yes.

10 CHAIRMAN OLSON: The public hearings up
11 for discussion tonight are the following: PZC
12 2019-28, United City of Yorkville, Kendall
13 County, Illinois, petitioner, is proposing a text
14 amendment to Chapter 3, General Zoning Provisions
15 of the Yorkville Zoning Ordinance regarding
16 mobile food and retail vendor vehicles.

17 The amendment proposes to eliminate
18 the required business registration of the vendor
19 and vehicle for food and retail trucks conducting
20 business on private property.

21 Also up for discussion tonight is
22 PZC 2019-29, which is GRNE Solar, Eric Peterman,
23 and on behalf of Kendall County, we have met them
24 before.

1 Petitioner has filed an application
2 with the United City of Yorkville, Kendall
3 County, Illinois, requesting Special Use permit
4 approval to install and operate a solar farm with
5 more than one free-standing solar energy system
6 on approximately 7.4 acres of land consisting of
7 roughly 6400 solar modules.

8 The real property is located in the
9 O Office District over by John Street and Beecher
10 Road at the Kendall County Government Campus in
11 Yorkville.

12 Also up for discussion is PZC
13 2019-30, CalAtlantic Group, Incorporated, a fully
14 owned subsidiary of Lennar Homes, petitioner, has
15 filed an application with the United City of
16 Yorkville, Kendall County, Illinois, requesting
17 amendment to the Raintree Village PUD agreement
18 to reduce the minimum side yard setbacks for
19 Lots 264 through 282 from ten feet to six feet
20 for new construction townhomes within the
21 Raintree Village development. The real property
22 is generally located east of Illinois Route 47,
23 south of Illinois Route 71, immediately west of
24 Illinois Route 126 in Yorkville, Illinois.

1 Finally up for discussion is
2 PZC 2019-31, Brian Werner of Continental
3 Electric, representing Wrigley Manufacturing,
4 petitioner, has filed an application with the
5 United City of Yorkville, Kendall County,
6 Illinois, requesting Special Use Permit approval
7 to install and operate a free-standing solar
8 energy system and free-standing wind energy
9 system at 2800 North Bridge Street, which is also
10 47. The real property, zoned as M-1 Limited
11 Manufacturing District, is located on the east
12 side of Illinois Route 47, south of the Sante Fe
13 underpass, and north of Cannonball Trail.

14 The petitioner is requesting for a
15 single stationary solar panel and single vertical
16 wind turbine to be located near the front of the
17 property to power an illuminated sign.

18 With that being said, Krysti, would
19 you please present for 2019-28?

20 MS. NOBLE: Sure. As you can recall, at
21 about this time last year we approved a new
22 amendment to our Zoning Ordinance that stipulated
23 regulation for mobile food vendors and retail
24 vendors, and that went over really well.

1 We have different categories, one
2 for private property, one for public property,
3 and then food truck rallies, which is three --
4 more than three food trucks.

5 We found out, though, that our
6 regulations on private property -- not the zoning
7 regulations, but the registration regulations,
8 that would require individuals who wanted to do a
9 food truck on private property would have to come
10 in and get a certificate of registration through
11 the clerk's office.

12 CHAIRMAN OLSON: Municipal license
13 basically?

14 MS. NOBLE: Correct. And through that
15 process it required a fee of \$25 for the first
16 truck, \$10 each for each additional truck, and it
17 also required a background check, which included
18 fingerprinting.

19 We don't do fingerprinting here, we
20 sent that out to the state, so we had to wait for
21 the Illinois State Police to give us those
22 results back. It takes at a minimum two weeks,
23 and what we found is that the applicants were
24 either dropping applications or just dropping out

1 of events completely, so they contacted the
2 clerk's office, asked if we can re-evaluate the
3 procedures for approval.

4 We reached out to some communities,
5 specifically Oswego, who has almost a similar
6 ordinance, and they do not do fingerprinting and
7 background checks.

8 We also reached out to the police
9 department and they were not opposed to
10 eliminating that because they don't do individual
11 background checks on private property for -- if
12 you have a restaurant for all the new employees,
13 so they were okay with it.

14 CHAIRMAN OLSON: Contractors.

15 MS. NOBLE: Correct. So what we are
16 proposing tonight is eliminate the phrase that
17 requires obtaining a certificate of registration
18 as part of the zoning process.

19 The clerk separately is going to
20 revise their section of the ordinance which talks
21 about the fee requirement, and tonight you have a
22 draft ordinance before you, and if you have any
23 questions, let me know.

24 We also have shown how we are

1 striking on our, you know, informational hand-out
2 those particular sections, so it only affects on
3 private property. We still will be doing
4 background checks on public property and food
5 truck rallies.

6 CHAIRMAN OLSON: Okay. Is there anyone
7 present from the public tonight that wants to
8 speak in favor of the request?

9 (No response.)

10 CHAIRMAN OLSON: Is there anyone who
11 would like to speak in opposition to the
12 request?

13 (No response.)

14 CHAIRMAN OLSON: Is there any question
15 from Commission members?

16 MR. HYETT: The background checks, who
17 pays for those?

18 MS. NOBLE: So the applicant pays for
19 them, so that's what the \$25 fee was.

20 MR. HYETT: And that's to the state?

21 MS. NOBLE: Yes.

22 CHAIRMAN OLSON: Anybody else?

23 (No response.)

24 CHAIRMAN OLSON: Is the petitioner for

1 PZC 2019-29, GRNE Solar, present and prepared to
2 make a presentation?

3 DANIEL J. KRAMER,
4 having been first duly sworn, testified from the
5 podium as follows:

6 MR. KRAMER: Good evening. My name is
7 Daniel J. Kramer. My address is 1107A South
8 Bridge Street, Yorkville, Illinois. I am a
9 licensed attorney to practice in Illinois and I
10 represent GRNE and Kendall County in this
11 application, so it's nice seeing everybody in the
12 new year.

13 We spent some time together a
14 couple meetings last year; the special use was
15 approved. The good news is the county and GRNE
16 were successful in getting a government grant for
17 the facility.

18 One of the bad things that happened
19 to them, and one of the things that we came to
20 you folks last year and said this was going to
21 save our citizens money, and the grant was going
22 to cover the process without burdening taxpayers
23 with a lot of costs, unfortunately in a year's
24 time, prices go up, and when they went back and

1 got quotes for fencing compared to when we were
2 here last year, the prices on the vinyl went
3 through the roof, which would involve the county
4 hitting our local taxpayers with quite a bit of
5 additional cost, so the city, not having a
6 precise procedure in its ordinance to just come
7 in and amend a special use, staff agreed with the
8 petitioners, that basically asks for a new
9 special use, and in effect we are asking you to
10 reapprove the old special use with two simple
11 changes: One, allowing to go to a total opaque
12 wooden fence, same height, same all the way
13 around the perimeter location, same -- in the
14 sense of there will be landscaping and so on, so
15 simply a change in material; the second part of
16 it was we have made commitments to the owners on
17 the south and we're not changing an iota there,
18 but we are asking on the west to scale back some
19 of the landscaping.

20 I've been working with the gentleman
21 from Renaissance Property Management over the
22 last couple weeks and talked to him before the
23 first of the year revising the landscaping, and
24 we did come to an agreement this afternoon and

1 we've passed out the drawing, and I believe Jason
2 has it at your seats, where there would be a
3 solid row of I believe they called them
4 winterberry trees, it's kind of in-between a tree
5 and a shrub, and that would virtually be a solid
6 row outside the fence on the west side.

7 They would put some oaks
8 intermittent in there, and also we added this
9 afternoon in working with Calvin from Renaissance
10 Evergreens as well, and he said look, with those
11 changes, we don't have an objection, so those
12 were the two things we're asking you to recommend
13 to the City Council to change, and we would
14 appreciate positive recommendation to the City
15 Council of in effect approving the new old
16 special use with those two modifications.

17 CHAIRMAN OLSON: All right. Is there
18 anyone who wishes to speak in favor of the
19 proposed request?

20 JIM SMILEY,
21 having been first duly sworn, testified from the
22 podium as follows:

23 MR. SMILEY: Man. My name is Jim
24 Smiley. I live at 302 Park Street, Yorkville,

1 Illinois. I represent Kendall County, and we are
2 in favor of the proposed changes.

3 CHAIRMAN OLSON: Thank you. Is there
4 anyone who wishes to speak in opposition to the
5 request?

6 MS. SNYDER: Just a question?

7 CHAIRMAN OLSON: Sure.

8 MARY SNYDER,
9 having been first duly sworn, testified from the
10 podium as follows:

11 MS. SNYDER: Good evening. My name is
12 Mary Snyder. I am a resident at Blackberry Woods
13 subdivision.

14 I guess my concern has gone from
15 vinyl to wood, what is it -- How are we going to
16 be assured that that's going to be maintained,
17 and I guess second, do you have a picture then of
18 where these trees are going to be or these
19 shrubs? If we could see that for reassurance.

20 CHAIRMAN OLSON: So there is two
21 questions; the first is the -- how do we maintain
22 -- how do we ensure that the wood fence is
23 properly kept up.

24 MS. SNYDER: Yes.

1 CHAIRMAN OLSON: That is my same
2 concern. Would you please explain?

3 MS. NOBLE: The petitioner can explain.

4 MR. KRAMER: Do you want to get totally
5 done?

6 MS. SNYDER: Those -- I'm done.

7 CHAIRMAN OLSON: No, go ahead, please.

8 MR. KRAMER: I don't want to interrupt.
9 Us attorneys can be bad.

10 Dan Kramer, again, for the
11 petitioner. With respect to maintenance, when
12 the old special use ordinance was passed, the
13 petitioner and the county were both charged with
14 maintenance of the vinyl, and they will be
15 charged with maintaining the wood throughout the
16 life of it as well.

17 In the staff report, Jason was very
18 thorough and said staff would support the
19 modification to wood with a must -- not may --
20 maintain the fence, so again, both petitioners
21 are on the hook for that, and that language will
22 be the ordinance, Mr. Chairman.

23 As to the landscaping, there is no
24 change from the original plan on the south, east,

1 or north, the only change is on the west.

2 CHAIRMAN OLSON: Do you happen to
3 remember what the spacing is? It says 50 in that
4 space, but I didn't take what the line is.

5 MR. KRAMER: I honestly don't on the
6 south, but my understanding is when the staff
7 does the new ordinance, they would incorporate
8 all the old exhibits into the new one, with only
9 adding this modification on the west.

10 MR. WILLIAMS: And then would the
11 petitioner be responsible for the landscaping as
12 well?

13 MR. KRAMER: Absolutely.

14 MR. WILLIAMS: Okay, that's fine.

15 CHAIRMAN OLSON: If something dies, they
16 have to go out and replace it.

17 MR. WILLIAMS: That's what I'm worried
18 about, because it looks like they're getting
19 planted a little bit close.

20 CHAIRMAN OLSON: Yeah.

21 MR. KRAMER: And the county, again, with
22 GRNE being the operator and installing, they have
23 a very detailed contract with GRNE of what the
24 county's responsibilities are and GRNE, and I

1 believe -- and Krysti or Jason could pipe up on
2 this better than I -- the county actually has a
3 bond requirement of the petitioner in their
4 agreement. I can't remember if you did in yours
5 or not, Krysti.

6 MS. NOBLE: We didn't want to double
7 bond them, so -- but as part of the
8 de-commissioning, they do have a bond.

9 MR. KRAMER: Yeah, and I remember the
10 discussion about not doubling up, but I believe
11 the county agreed it would be part of your
12 exhibit in your ordinance here.

13 MR. WILLIAMS: Thank you.

14 MR. KRAMER: Thank you. And if the lady
15 who just testified gives me an email, I can
16 forward to her the original landscape plan that
17 would be adjacent to Blackberry Woods, so she can
18 see that in color.

19 CHAIRMAN OLSON: Thank you.

20 MS. SNYDER: Okay. I will do that.

21 MS. BRAKAUSKAS: So does anybody have a
22 plan to look at, like the entire solar panel?

23 MS. NOBLE: We do. It's on our website,
24 so if you go to Yorkville.IL.US, you can do a

1 search for GRNE or you can just go to the
2 Community Development page. All the packet
3 materials that the Commissioners see tonight have
4 been posted, and they have been posted for about
5 a week now.

6 CHAIRMAN OLSON: There's both 2-D
7 drawings, where you're looking at it from
8 overhead, and they also have 3-D renderings,
9 showing what the landscape will look like mature
10 in relation to the fence, in relation to the
11 solar farm. It's a pretty -- it's a pretty darn
12 good drawing when you look at it.

13 MS. BRAKAUSKAS: So if your house backs
14 up to that nursery that's there now, is there
15 going to be fencing all the way around it?

16 MS. NOBLE: Yes.

17 CHAIRMAN OLSON: Yes. All four sides of
18 that solar farm will have --

19 MS. BRAKAUSKAS: And they are proposing
20 to make fencing all the way around --

21 CHAIRMAN OLSON: Yes, ma'am.

22 MS. BRAKAUSKAS: -- instead of vinyl?

23 CHAIRMAN OLSON: Yes, ma'am.

24 MS. BRAKAUSKAS: And what does that do

1 as far as noise reduction?

2 CHAIRMAN OLSON: Well, the noise versus
3 the vinyl and the wood shouldn't cause any
4 difference because they are both noise abatement,
5 right? Having that in place would stop noise.

6 The farm itself, if I remember from
7 the last presentation, the motors, the small
8 motors on the units, are the only things that
9 actually generate sound.

10 There is a central unit or something
11 that's in the center of the farm?

12 MR. KRAMER: I can have Eric testify to
13 that.

14 CHAIRMAN OLSON: Yeah, would you mind?

15 MR. KRAMER: Eric, if you could step up
16 about the noise question.

17 MS. BRAKAUSKAS: Sorry, I am playing
18 catch-up here.

19 CHAIRMAN OLSON: No.

20 MS. BRAKAUSKAS: We moved in
21 after-the-fact and we didn't know this is going
22 on.

23 CHAIRMAN OLSON: We are happy when
24 people ask questions, so...

1 ERIC PETERMAN,
2 having been first duly sworn, testified from the
3 podium as follows:

4 MR. PETERMAN: Eric Peterman, GRNE
5 Solar. I live at 166 South Bothwell Street in
6 Palatine, Illinois.

7 Yeah, it was discussed the last
8 time, but just to bring everybody up to speed --
9 thank you for the questions, by the way -- noise
10 relative to the location of where the homes are
11 is essentially going to be non-existent because
12 of the distance.

13 The only thing that really creates
14 any sort of noise are the motors that turn the
15 racking system and those are all located at the
16 center of the array that I believe are three to
17 400 feet distance from the nearest backyard, so
18 there wouldn't be -- the fence change from the
19 vinyl to the wood wouldn't really do much, as the
20 chairman said, but the noise wouldn't be able to
21 be heard from the residences anyway.

22 CHAIRMAN OLSON: It was brought up when
23 we first spoke about it. I wouldn't want
24 something that's making noise every hour on the

1 hour in my backyard either, but it's a
2 sufficient distance away that you won't be able
3 to hear it.

4 MR. WILLIAMS: I believe from the packet
5 it said the decimal limit is about as much as a
6 fridge running --

7 MS. NOBLE: Yes.

8 MR. WILLIAMS: -- so if you imagine a
9 fridge running in your kitchen --

10 CHAIRMAN OLSON: At 400-foot.

11 MR. WILLIAMS: -- and you're 400-foot
12 away from it, can you hear it? Not really.
13 So --

14 MS. NOBLE: And for the record, I'm
15 sorry, can we have your name?

16 CHAIRMAN OLSON: Yeah, I'm sorry.

17 MS. BRAKAUSKAS: Sorry. My name is Beth
18 Brakauskas. I live 967 North Carly Circle.

19 MS. NOBLE: Thank you.

20 CHAIRMAN OLSON: Thank you.

21 MR. ENGBERG: I want to add really
22 quick, online, if you go and look all that up,
23 all of the previous materials from the last time
24 we did this a year ago are attached to that

1 packet as well, so you can actually go back and
2 read the memos, and they had specific
3 measurements on how far away the solar panels
4 will be from the back houses and all that
5 information is there as well.

6 CHAIRMAN OLSON: So the way this works
7 is, if we were to approve this modification to
8 the special use, it then goes to the City Council
9 for approval, so there is time to review the
10 materials and talk to your alderman or go to the
11 City Council meeting.

12 MS. BRAKAUSKAS: From an aesthetic
13 perspective, I would rather see a vinyl fence
14 than wood because after about six years, wood
15 rots and falls apart very quickly.

16 CHAIRMAN OLSON: Is there anyone else
17 who wishes to speak in opposition to the request
18 or ask questions? Yes, sir.

19 MR. CHILDRESS: Not in opposition.

20 CHAIRMAN OLSON: Sure, go ahead.

21 CHRIS CHILDRESS,
22 having been first duly sworn, testified from the
23 podium as follows:

24 MR. CHILDRESS: Chris Childress, I work

1 with Kendall County, and I just want to make it
2 clear on this landscaping thing, it really was
3 kind of an a-ha moment.

4 There's about \$150,000 in additional
5 costs which are going to be borne by the
6 taxpayer, so we're trying to go back and figure
7 out how we can save the taxpayer those dollars,
8 and that's just simply from the additional
9 landscaping on the west side, not this changing
10 on the south side, and going from vinyl to wood,
11 and I went out -- you know, not that I don't
12 trust GRNE, but I went out and got the numbers
13 myself, and it's about 150,000 more dollars, so
14 we kind of had an a-ha moment here.

15 We've going to cut down trees out of
16 a 7.4-acre lot and then bring in new trees and
17 put them on the west side when there are trees in
18 that lot that can be reused, so we are
19 repurposing some of the trees on that west side
20 to, you know, create again, the barrier against
21 the fence, number one.

22 Number two, the residents won't see
23 anything actually inside because it's opaque and
24 they won't see the field at all in operation, so

1 that's all I have.

2 CHAIRMAN OLSON: Thank you. All right.
3 Any other questions from Commissioners?

4 (No response.)

5 CHAIRMAN OLSON: All right. Because
6 this is a special use, would the petitioner like
7 to have your responses entered in?

8 MR. KRAMER: I think, without belaboring
9 it, if somebody has specific questions, I'm happy
10 to answer, but...

11 CHAIRMAN OLSON: Thank you. Is the
12 petitioner for PZC 2019-30, CalAtlantic Group,
13 present and prepared to make a presentation?

14 MR. MURPHY: Yes.

15 RICK MURPHY,
16 having been first duly sworn, testified from the
17 podium as follows:

18 MR. MURPHY: Good evening. My name is
19 Rick Murphy from Lennar Homes, 1141 East Main
20 Street, East Dundee, Illinois.

21 I want to thank the Plan Commission
22 and City Council and staff for past and present
23 courtesies. We appreciate the ability to discuss
24 our case here.

1 We are here for two matters
2 essentially. As you maybe recall, we are the
3 purchaser of 366 home sites at Raintree Village,
4 which was basically on the shelf for at least
5 10 years.

6 It's a mix of single family, duplex,
7 and townhome sites developed in a different day
8 and time, and what we found, as you know, we're
9 adapting to the site, the grading conditions, the
10 lot widths and so forth, and so let's start with
11 our first request, is basically replatting the
12 townhome sites, and it's more of a function of
13 the form of ownership going to fee simple.

14 We didn't change any geometries
15 within the plat, it was purely how to handle it
16 in a condo-style ownership as exceptions to the
17 blanket easements, so you have very large lots
18 within the block and they call it exceptions to
19 blanket easement where they place the townhomes.

20 What's really changed in the interim
21 since those days, we generally do fee simple,
22 which is actually a lot -- you create a lot in
23 that same exact area, the building goes in there,
24 and the ownership is divided by the surveyor, so

1 none of the separation requirements, we're not
2 asking for any changes in that, we're not
3 changing position in any of those envelopes, so
4 we view this as basically almost administrative,
5 but I know since you are technically creating a
6 lot in there, that's why we're here, so that's
7 number one.

8 Number two is side yard setback
9 requirements in Unit 4. Now, I don't know if
10 you've seen your site plan, but you will notice
11 that duplex home sites that we have acquired, I
12 think it was -- Krysti, remind me on the count
13 here, it's a total of oh, boy, 58 I think.

14 MS. NOBLE: Well, total, but you
15 acquired -- you are asking for 34.

16 MR. MURPHY: Right, 34. And out of the
17 34, we are not asking for variances across the
18 whole site, we have decided to stay out of Unit 3
19 where the home sites are already in existence, so
20 we're not asking any relief there, and with those
21 existing home sites, you almost have to on a
22 duplex build a two story or one story together or
23 two two-stories just by virtue of the fact that a
24 ranch home does take a -- it does have a wider

1 footprint and so you are constrained there, so
2 our proposed building and mix in there, actually
3 in both parts, Units 3 and 4, do consist of some
4 one or two-story type buildings both in one
5 building. The other option you can have is two
6 two-story units.

7 CHAIRMAN OLSON: This setback is just
8 for the townhomes, correct?

9 MR. MURPHY: No, it's actually for the
10 duplexes --

11 MS. NOBLE: Duplexes, 17 lots.

12 MR. MURPHY: -- a very specific set of
13 lots in Unit 4 where there is basically no
14 neighbors -- no neighboring duplex units except
15 for our own lots that would be for sale, so we're
16 not asking for it across the board, and I don't
17 know if you see your Exhibit D out of your
18 proposal, and it looks like this.

19 If you look at the -- at the south
20 area, these are all vacant lots. In fact, the
21 city has the neighborhood blocked off with
22 barrier, okay, so these are the lots. I think
23 we're talking about 19 --

24 MS. NOBLE: 17.

1 MR. MURPHY: -- lots, 38 homes, 38
2 individual units. We cannot -- we could not
3 really fit a side-by-side ranch product.

4 And the other issue -- thing I want
5 to remind everybody, which you probably don't
6 know, from an engineering standpoint, these
7 are -- these are look-out and walk-out units,
8 which means we have to build basements, so there
9 is even more square footage in the basements, so
10 they will be fairly expensive to build, but we
11 are just trying to adapt to the market.

12 CHAIRMAN OLSON: The market is ranches.
13 The market is ranches.

14 MR. MURPHY: Well, we definitely see a
15 segment that would like to buy this product. So
16 that's kind of where we're at with that, so, you
17 know, I'm here for any more questions if you
18 think I have, you know, rushed through this or
19 missed anything.

20 MS. NOBLE: For clarification purposes,
21 the public hearing portion is only for the PUD
22 amendment; the final plat will be discussed
23 later. It does not require a public hearing
24 process.

1 CHAIRMAN OLSON: So just for the
2 setbacks?

3 MS. NOBLE: Just for the setbacks, yes.

4 CHAIRMAN OLSON: First, are there any --
5 is there anyone in the public who wishes to speak
6 in favor of the request?

7 (No response.)

8 CHAIRMAN OLSON: Is there anyone present
9 who wishes to speak in opposition to the request?

10 (No response.)

11 CHAIRMAN OLSON: Questions?

12 (No response.)

13 CHAIRMAN OLSON: My questions are how
14 many single family homes are currently in Unit 4
15 built, complete?

16 MR. MURPHY: There are no single family
17 homes in Unit 4. Unit 4 is strictly a mix of
18 townhome and duplex units.

19 Five townhome buildings are already
20 built and we will complete the rest of them, so
21 if you look at Unit 4, we have 108 total units
22 remaining to be built, and do the math here --
23 well, I think we did that, 38 individual units
24 for the duplex, so the neighborhoods are kind of

1 separated, you know. It's not single family --
2 Single family is restricted to Units 1 through --
3 1, 2, 3, 5 and 6. I don't know even if it's
4 Unit 3. Actually I think there are. Sorry.

5 CHAIRMAN OLSON: No, okay. Thank you.
6 Any questions from you?

7 (No response.)

8 CHAIRMAN OLSON: Thank you. Is the
9 petitioner for PZC 2019-31 Continental Electric,
10 representing Wrigley Manufacturing, present?

11 BRIAN WERNER,
12 having been first duly sworn, testified from the
13 podium as follows:

14 MR. WERNER: Brian Werner, Continental
15 Electric. I am here for acceptance of a special
16 use for wind turbine and solar array to power the
17 sign for the front of the Wrigley Manufacturing
18 building on Route 47.

19 Basically a little history of it is
20 the building was built in 1992 and a couple years
21 ago the line that is trenched out to the sign
22 failed and it struck buried cable.

23 In discussions with Wrigley we
24 talked about retrenching a new line out there,

1 but with Wrigley's and Mars' push to have more of
2 a -- they are continually trying to be -- have a
3 more green process, save on water, save on
4 electricity, save on energy making the -- in
5 making their products, we decided to propose
6 putting in the wind turbine and solar array out
7 there to power the sign. Nobody ever -- it never
8 got any traction.

9 The family, the Mars family, came
10 for a visit in August, and the last time they
11 were here was 2014, they came to me at the end of
12 June and said can you make this happen, and it
13 was all we could do to get it done, and we
14 overlooked the fact it needed a special use
15 permit, so we're going through the process now
16 and we would like to be granted permission to
17 leave it in place.

18 CHAIRMAN OLSON: Was a permit applied
19 for at all?

20 MS. NOBLE: When they went through the
21 process now, but not initially, no.

22 MR. WERNER: Not prior to when we did
23 it.

24 CHAIRMAN OLSON: Gotcha.

1 MR. ENGBERG: They had a building permit
2 for the sign.

3 CHAIRMAN OLSON: Okay, but not for
4 the -- back in -- The original sign or the
5 modification of the sign?

6 MR. WERNER: No, put a new sign up --

7 MR. ENGBERG: They put a new sign up.

8 MR. WERNER: -- and we didn't realize it
9 required it for the wind turbine on the solar
10 array.

11 CHAIRMAN OLSON: I gotcha. All right.
12 Is there anyone present who wishes to speak in
13 favor of the request?

14 JOHN KEHOE,
15 having been first duly sworn, testified from the
16 podium as follows:

17 MR. KEHOE: Hi. My name is John Kehoe,
18 I am a project engineer for Mars Wrigley, so I am
19 definitely in favor of it.

20 Like Brian said, we were tasked with
21 a lay project. As you guys -- some of you might
22 know, Mars is still privately owned by the Mars
23 family, they come out here not that often, so we
24 wanted to give them something special to look at.

MR. HYETT: I thought I drove up a few

1 weeks later and it was not there.

2 MR. WERNER: We actually took it down.
3 We were doing some rework on the actual generator
4 itself.

5 MR. HYETT: I even noticed it, where is
6 it.

7 MR. WERNER: We took it down.

8 MS. BRAKAUSKAS: I noticed it. I drive
9 by it all the time. I think it's kind of nice.

10 CHAIRMAN OLSON: Because this is a
11 special use, would the petitioner like to have
12 your responses to the standards entered into the
13 public record? Generally we put them in. Yes.

14 MR. WERNER: All right.

15 CHAIRMAN OLSON: All right. Since all
16 public testimony regarding these petitions has
17 been taken tonight, may I have a motion to close
18 the taking of testimony and this public hearing?

19 MR. VINYARD: So moved.

20 MR. WILLIAMS: Second.

21 CHAIRMAN OLSON: Roll call vote on the
22 motion, please.

23 MS. YOUNG: Millen.

24 MR. MILLEN: Yes.

1 MS. YOUNG: Olson.

2 CHAIRMAN OLSON: Yes.

3 MS. YOUNG: Vinyard.

4 MR. VINYARD: Yes.

5 MS. YOUNG: Williams.

6 MR. WILLIAMS: Yes.

7 MS. YOUNG: And Hyett.

8 MR. HYETT: Yes.

9 MS. YOUNG: Thank you.

10 CHAIRMAN OLSON: All right. The public
11 hearing portion of tonight's meeting is closed.

12 (Which were all the
13 proceedings had in
14 public hearing portion
15 of the meeting.)

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF LASALLE)

4 I, Christine M. Vitosh, a Certified Shorthand
5 Reporter, do hereby certify that I transcribed
6 the proceedings had at the public hearing and that
7 the foregoing, Pages 1 through 36, inclusive, is
8 a true, correct and complete computer-generated
9 transcript of the proceedings had at the time and
10 place aforesaid.

11 I further certify that my certificate annexed
12 hereto applies to the original transcript and
13 copies thereof, signed and certified under my
14 hand only. I assume no responsibility for the
15 accuracy of any reproduced copies not made under
16 my control or direction.

17 As certification thereof, I have hereunto set
18 my hand this 31st day of January, A.D., 2020.

19 _____
20 Christine M. Vitosh, CSR
21 Illinois CSR No. 084-002883
22
23
24

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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The implementation of this project will not be detrimental or endanger the public in any way. The solar array will be located on the property that is already owned by the county and will be secure with a perimeter fence to enclose the solar array. The solar array does not emit any harmful materials, but rather collects the irradiance from the sun to produce renewable energy for the benefit of the county buildings. The equipment used on this project is all UL certified to meet and exceed all industry standards for solar energy materials and electrical equipment. The project would be no more intrusive than normal electrical utility lines or transformers but will provide a better aesthetic and be surrounded by a security chain-link perimeter fence.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

Installing the solar energy project at this location will not be injurious to the use and enjoyment of surrounding properties. Additionally, the impact of property values will not be effected as a result of the project. The land is currently available for development and will be used to construct the solar energy project. The equipment will be enclosed with the security perimeter fence and will not impact other buildings, properties, or neighborhood activities. The solar array does not emit noise and will have no adverse effects on the surrounding community.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The approval and commencement of this project will not impede the normal and orderly development and improvement of surrounding properties as it will not require any additional needs that the property already has. Installing this solar energy project will help improve the area by bringing development to an undeveloped plot of land and by saving money for the county with this innovative, clean renewable energy source.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

No additional utilities, access roads, drainage or other items will be necessary for the implementation of this project. The current availability of the land will provide the needed resources to develop the solar energy array.



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APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

There will be no additional congestion added to public streets as a result of this project, before, during, or after construction. The project location is situated next to a vacant lot and ample parking lot space to be able to maneuver and store materials needed for the project. Deliveries for the project will enter from the North off of route 34 onto Beecher Rd and then onto John St. to make their way to project site. This will not be more than is common for usual traffic on this route.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

GRNE Solar and Kendall County have worked closely with the City of Yorkville to abide by the Solar Ordinance provided. All project details are in compliance with the ordinance. Considering the land is zoned for build-able space and is owned by the County, we do not see the need for any changes or modifications but are willing to comply with any adjustments or requirements from the City.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE

3/21/2018

DATE

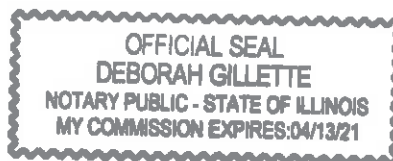
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

3/21/18

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**





United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The wind turbine and the solar array do not impact the public in any way.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

All surrounding land is vacant or industrial use. There is no risk of injury from the wind mill or solar array. It will not impact surrounding property values.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

~~THE~~ The wind mill and solar panels will not impede the normal and orderly development and improvement of the surrounding areas. All property to the North, South, and ~~West~~ East are owned by Wrigley

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

~~THE~~ The wind mill and solar panels will not have any impact on the utilities, roads or drainage. No improvements will need to be made to accommodate the wind mill or solar array.



United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

~~XXXX~~ The windmill and solar array will not add any congestion to public streets

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The wind mill and solar array are a green solution to provide power to the Wrigley sign. The entire structure is built to all local and national codes.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.

PETITIONER SIGNATURE

DATE

10-18-19

11-5-19

OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.

OWNER SIGNATURE

DATE

10-18-19

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

